

IN RE: PETITION FOR VARIANCE  
E/S Ridgeshire Road, 350' N  
centerline of Hillshire Road  
12th Election District  
7th Councilmanic District  
(1211 Ridgeshire Road)  
  
Brenda & Michael Dailey  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 02-308-A  
\*  
\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a petition for variance filed by the legal owners of the subject property, Brenda and Michael Dailey. The Petitioners are requesting a variance for property they own at 1211 Ridgeshire Road. The variance request is from Sections 1B02.3.B and 301.1A of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an open projection (deck) to have a side yard setback of 2 ft. in lieu of the required 6 ft. and a sum of the side yards of 10.5 ft. in lieu of the required 15 ft.

Appearing at the hearing on behalf of the request were Michael Dailey, owner of the property and his father, Robert Dailey. There were no protestants or others in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 6,050 sq. ft., more or less, zoned D.R.5.5. The subject property is improved with an existing 2-story dwelling wherein Mr. and Mrs. Dailey reside. Recently, Mr. Dailey constructed a deck on the side of his house opposite the property owned by Ms. Ann Nelson. The Petitioners proceeded without first obtaining a building permit from Baltimore County. Mr. Dailey was cited with a violation which required him to file for this variance.

The testimony offered at the hearing demonstrated that the Petitioners have located the deck on the side of their house where the exit door from his kitchen currently exists. This is the

3/22/02  
[Signature]

only practical area to locate a deck off this house, given that there are no exit doors situated to the rear of the dwelling. In order to allow the deck to remain as partially constructed, the variance request is necessary.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to Petitioners and their property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioners must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioners seek relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel.

In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED this 22<sup>nd</sup> day of March, 2002, by this Deputy Zoning Commissioner for Baltimore County, that the Petitioners' request for variance from Sections 1B02.3.B and 301.1A of the B.C.Z.R., to permit an open projection (deck) to have a side yard setback of 2 ft. in lieu of the required 6 ft. and a sum of the side yards of 10.5 ft. in lieu of the required 15 ft., be and is hereby GRANTED.

IT IS FURTHER ORDERED, that any appeal of this decision must be made within thirty (30) days of the date of this Order.

  
\_\_\_\_\_  
TIMOTHY M. KOTROCO  
DEPUTY ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

TMK:raj

3/22/02  
R. Johnson



Baltimore County  
Zoning Commissioner

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386  
Fax: 410-887-3468

March 22, 2002

Mr. & Mrs. Michael R. Dailey  
1211 Ridgeshire Road  
Baltimore, Maryland 21222

Re: Petition for Variance  
Case No. 02-308-A  
Property: 1211 Ridgeshire Road

Dear Mr. & Mrs. Dailey:

Enclosed please find the decision rendered in the above-captioned case. The petition for variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "Timothy Kotroco".

Timothy M. Kotroco  
Deputy Zoning Commissioner

TMK:raj  
Enclosure

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Printed with Soybean Ink  
on Recycled Paper



# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1211 Ridgeshire Rd.

which is presently zoned D.R. 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.B and 301.1A to permit

an open projection (existing deck) with a side yard setback of 2 ft. in lieu of the required 6 ft. and a side yard combination of 10.5 ft. in lieu of the required 15 ft.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

Only Existing door to back of house.  
Deck is already built.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

## Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

## Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

## Legal Owner(s):

Michael R. Dailey  
Name - Type or Print

Mill R. Dailey  
Signature

Brenda J. Dailey  
Name - Type or Print

Brenda J. Dailey  
Signature

1211 Ridgeshire Rd. 410-288-0849  
Address Telephone No.

Baltimore MD 21222-1205  
City State Zip Code

## Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

## OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By PR Date 1/24/02

Case No. 02-308-A

9/15/98

COPIES FOR FILING

3/22/02  
9/15/98

# **Zoning Description**

## **ZONING DESCRIPTION FOR 1211 Ridgeshire Rd.**

Beginning at a point on the East side of Ridgeshire Rd. which is 50 ft. wide at the distance of 350 ft. North of the centerline of the nearest improved intersecting street Hillshire Rd. which is 50 ft. wide. \*Being Lot # 6, Block A , in the subdivision of Hillshire as recorded in Baltimore County Plat Book # 27, Folio # 82, containing 6050 sq. ft. Also known as 1211 Ridgeshire Rd. and located in the 12<sup>th</sup> Election District, 7<sup>th</sup> Councilmanic District.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 07833

DATE 1/24/02 ACCOUNT R001-006-6150

AMOUNT \$ 50.00

RECEIVED FROM: Mike Doley

FOR: Zoning Variance

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Item # 208

PAID RECEIPT

PAYMENT ACTUAL TIME  
1/24/2002 1/24/2002 03:41:28

REG 0006 CASHIER KNOX KYN DEYMER  
RECEIPT # 052617  
DEPT 5 528 ZONING VERIFICATION  
CR NO. 00/833

Recpt tot 50.00  
50.00 OK  
Baltimore County, Maryland

CASHIER'S VALIDATION

**NOTICE OF ZONING  
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #02-308-A  
1211 Ridgeshire Road  
E/S Ridgeshire Road, 350' N  
centerline Hillshire Road  
12th Election District  
7th Councilmanic District  
Legal Owner(s): Brenda &  
Michael Dalley

**Variance:** to permit an open projection (existing deck) with a side yard setback of 2 feet in lieu of the required 6 feet and a side yard combination of 10.5 feet in lieu of the required 15 feet.

**Hearing:** Wednesday,  
March 20, 2002 at 9:00  
a.m. in Room 407, County  
Courts Building, 401 Bos-  
ley Avenue.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are  
Handicapped Accessible; for  
special accommodations  
Please Contact the Zoning  
Commissioner's Office at  
(410) 887-4386.

(2) For information con-  
cerning the File and/or  
Hearing, Contact the Zoning  
Review Office at (410) 887-  
3391.

JT/3/609 Mar. 5 C524059

# CERTIFICATE OF PUBLICATION

3/7/, 2002

THIS IS TO CERTIFY, that the annexed advertisement was published  
in the following weekly newspaper published in Baltimore County, Md.,  
once in each of 1 successive weeks, the first publication appearing  
on 3/5/, 2002.

☒ The Jeffersonian

☐ Arbutus Times

☐ Catonsville Times

☐ Towson Times

☐ Owings Mills Times

☐ NE Booster/Reporter

☐ North County News

*S. Wilkinson*

LEGAL ADVERTISING



## CERTIFICATE OF POSTING

RE: Case No. 02-308-A

Petitioner/Developer: Brenda & Michael  
Dailey

Hearing Date: 03/20/02

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Mr. George Zahner

Ladies and Gentlemen:

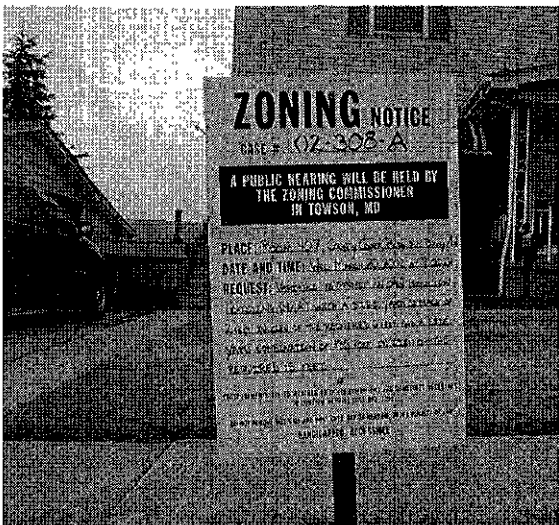
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at **1211 Ridgeshire Rd.**

The sign(s) were posted on **03/02/02.**

Sincerely,



Thomas J. Hoff  
Thomas J. Hoff, Inc.  
406 West Pennsylvania Avenue  
Towson, MD. 21204  
410-296-3668



DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

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For Newspaper Advertising:

Item Number or Case Number: 02-308-A

Petitioner: Michael + Brenda Doiley

Address or Location: 1211 Ridgeshire Rd

PLEASE FORWARD ADVERTISING BILL TO:

Name: Michael + Brenda Doiley

Address: 1211 Ridgeshire Rd

Baltimore, MD. 21222-1205

Telephone Number: 410-288-0849

TO: PATUXENT PUBLISHING COMPANY  
Tuesday, March 5, 2002 Issue – Jeffersonian

Please forward billing to:  
Michael Dailey  
1211 Ridgeshire Road  
Baltimore MD 21222

410 288-0849

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## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-308-A  
1211 Ridgeshire Road  
E/S Ridgeshire Road, 350' N centerline Hillshire Road  
12<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District  
Legal Owner: Brenda & Michael Dailey

Variance to permit an open projection (existing deck) with a side yard setback of 2 feet in lieu of the required 6 feet and a side yard combination of 10.5 feet in lieu of the required 15 feet.

HEARING: Wednesday, March 20, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT *GDZ*  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County  
Department of Permits and  
Development Management

Director's Office  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
410-887-3353  
Fax: 410-887-5708

February 13, 2002

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-308-A  
1211 Ridgeshire Road  
E/S Ridgeshire Road, 350' N centerline Hillshire Road  
12<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District  
Legal Owner: Brenda & Michael Dailey

Variance to permit an open projection (existing deck) with a side yard setback of 2 feet in lieu of the required 6 feet and a side yard combination of 10.5 feet in lieu of the required 15 feet.

HEARING: Wednesday, March 20, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon *GDZ*  
Director

C: Brenda & Michael Dailey, 1211 Ridgeshire Blvd, Baltimore 21222

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MARCH 5, 2002.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

March 15, 2002

Mr. & Mrs. Michael R Dailey  
1211 Ridgeshire Road  
Baltimore MD 21222

Dear Mr. & Mrs. Dailey:

RE: Case Number: 02-308-A, 1211 Ridgeshire Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 24, 2002.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr. G92  
Supervisor, Zoning Review

WCR: gdz

Enclosures


c People's Counsel

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)

BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Department of Permits & Development  
Management

**DATE:** March 7, 2002

**FROM:**  Robert W. Bowling, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
for February 19, 2002  
Item Nos. 293, 294, 295, 296, 297, 298,  
299, 300, 301, 304, 305, 306, 308,  
310 and 311

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO.cab

cc: File



Baltimore County  
Fire Department

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4880

February 13, 2002

Department of Permits and  
Development Management (PDM)  
County Office Building, Room 111  
Mail Stop #1105  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ATTENTION: George Zahner

RE: Property Owner: See Below

Location: DISTRIBUTION MEETING OF February 11, 2002

Item No.: See Below

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 506,

307, (308), 309, 311, 312,

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office  
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: Todd Taylor <sup>T6T</sup>

DATE: March 14, 2002

Zoning Advisory Committee Meeting of February 11, 2002

SUBJECT: NO COMMENTS for the FOLLOWING ZONING ITEMS:

285, 293, 294, 295, 296, 297, 305, 308, 309, 310, 311,

EIR is still reviewing Zoning Item: 312



Jmk  
3/20

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Department of Permits and  
Development Management

**DATE:** March 1, 2002

**FROM:** Arnold F. 'Pat' Keller, III  
Director, Office of Planning

**SUBJECT:** 1211 Rideshire Road

**INFORMATION:**

**Item Number:** 02-308

**Petitioner:** Michael R. Dailey

**Zoning:** DR 5.5

**Requested Action:** Variance

**SUMMARY OF RECOMMENDATIONS:**

An inspection of the subject property revealed that the deck in question is already in place. Said deck is out of character with the surrounding neighborhood at large, and could be potentially detrimental to the adjoining property. As such, the Office of Planning recommends that the request be **DENIED**.

Should the Zoning Commissioner decide to permit the petitioner's request, this office recommends that a site visit be conducted beforehand.

**Prepared by:** Maest A. Gump

**Section Chief:** [Signature]

AFK/LL:MAC:

MAR



**Maryland Department of Transportation  
State Highway Administration**

Parris N. Glendening  
Governor

John D. Porcari  
Secretary

Parker F. Williams  
Administrator

Date: 2.12.02

Mr. George Zahner  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 308 BR

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

*for* Kenneth A. McDonald Jr., Chief  
Engineering Access Permits Division

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR VARIANCE  
1211 Ridgeshire Road, E/S Ridgeshire Rd,  
350' N of c/l Hillshire Rd  
12th Election District, 7th Councilmanic


Legal Owner: Michael R. & Brenda J. Dailey  
Petitioner(s)


\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case No. 02-308-A

\* \* \* \* \*

**ENTRY OF APPEARANCE**

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. **All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.**

  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Old Courthouse, Room 47  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 13<sup>th</sup> day of February, 2002 a copy of the foregoing Entry of Appearance was mailed to Michael R. & Brenda J. Dailey, 1211 Ridgeshire Road, Baltimore, MD 21222, Petitioners.

  
PETER MAX ZIMMERMAN

BALTIMORE COUNTY MARYLAND  
INTER-OFFICE CORRESPONDENCE

DATE: February 21, 2002

TO: W. Carl Richards, Jr.  
Zoning Review Supervisor

FROM: Rick Wisnom, Chief  
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 02-308a  
Legal Owner/Petitioner: Michael & Brenda Dailey  
Contract Purchaser: n/a  
Property Address: 1211 Ridgeshire Rd.  
Location Description: E/side Ridgeshire Rd. 350' N centerline  
Hillshire Rd.

VIOLATION INFORMATION: Case No. 01-7193  
Defendants: Michael & Brenda Dailey

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

NAME	ADDRESS
Lewis Mayer Building Inspector	111 W. Chesapeake Ave. Room G-109

COPY SENT  
2-21-02

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

- ☐ 1. Complaint letter/memo/email/fax (if applicable)
- ☒ 2. Complaint Intake Form/Code Enforcement Officer's report and notes
- ☒ 3. State Tax Assessment printout
- ☐ 4. State Tax Parcel Map (if applicable)
- ☐ 5. MVA Registration printout (if applicable)
- ☐ 6. Deed (if applicable)
- ☐ 7. Lease-Residential or Commercial (if applicable)
- ☐ 8. Photographs including dates taken
- ☒ 9. Correction Notice/Code Violation Notice
- ☒ 10. Citation and Proof of Service (if applicable)
- ☐ 11. Certified Mail Receipt (if applicable)
- ☐ 12. Final Order of the Code Official/Hearing Officer (if applicable)
- ☐ 13. Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable)
- ☐ 14. Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable).

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/lm  
C: Code Enforcement Officer



Baltimore County  
Department of Permits and  
Development Management

Code Inspections and Enforcement  
County Office Building  
111 West Chesapeake Avenue  
Towson, MD 21204

*Dist 12*

Code Enforcement: 410-887-3351  
Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620  
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No. <b>01-2193</b>	Property No. <b>1219077590</b>	Zoning:
-------------------------------------	-----------------------------------	---------

Name(s): **MICHAEL + BREND A DANEY**

Address: **1211 RIDGESTHIRE RD BALTIMORE MD 21222**

Violation Location: **1211 RIDGESTHIRE RD**

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

**BCC 7-36(B)(2) BOCA 1996 107.1-113.2**  
**FAILURE TO OBTAIN BUILDING PERMIT**  
**FOR DECK ON SIDE OF HOUSE**  
**FAILURE TO OBTAIN REQUIRED INSPECTIONS**

**OBTAIN BUILDING PERMIT FOR**  
**DECK ON SIDE OF HOUSE**  
**OBTAIN REQUIRED INSPECTIONS**

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

On or Before:	Date Issued:
---------------	--------------

**FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.**

Print Name

INSPECTOR:

**STOP WORK NOTICE**

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN:

Not Later Than: <b>11/23/01</b>	Date Issued: <b>11/9/01</b>
------------------------------------	--------------------------------

INSPECTOR:

**Lew Mayer / Lew Mayer**  
AGENCY



Baltimore County  
Department of Permits and  
Development Management

Code Inspections and Enforcement  
County Office Building  
111 West Chesapeake Avenue  
Towson, MD 21204

DIST 12

Code Enforcement: 410-887-3351  
Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620  
Electrical Inspection: 410-887-3960

**BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CITATION**  
SERVE ON RESIDENT AGENT, CORPORATE OFFICER, OWNER, TENANT, AS APPLICABLE

Citation/Case No. <b>01-7193</b>	Property No. <b>1219 077590</b>	Zoning:
-------------------------------------	------------------------------------	---------

Name(s): **MICHAEL + BREND A DAILEY**

Address: **1211 RIDGESHIRE RD, BALT. MD 21222**

Violation Location: **1211 RIDGESHIRE RD**

Violation Dates: **11/9/01 through 11/26/01 18 DAY**

BALTIMORE COUNTY FORMALLY CHARGES THAT THE ABOVE-NAMED PERSON(S) DID  
UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS OR REGULATIONS:

**BCC 7-36(b)(2) BOCA 1996 107.1; 113.2**  
**FAILURE TO OBTAIN BUILDING PERMIT FOR**  
**DECK ON SIDE/REAR OF HOUSE**  
**FAILURE TO OBTAIN REQUIRED INSPECTIONS**

Pursuant to Section 1-8, Baltimore County Code, a civil penalty  
has been assessed, as a result of the violation cited herein, in  
the amount indicated:

**\$ 3600.00**

A quasi-judicial hearing has been pre-scheduled in Room 116,  
111 West Chesapeake Avenue, Towson, Maryland, for:

Date: **11/24/02**

Time: **9:00 AM**

Citation must be served by:

Date: **12/26/01**

I do solemnly declare and affirm, under the penalty of perjury, that the contents stated above are true  
and correct to the best of my knowledge, information, and belief.

Print Name: **LEWIS A. MAYER**

Date: **11/26/01** Inspector's Signature: **Lewis A Mayer**

SEE REVERSE SIDE FOR ADDITIONAL DETAILS AND INFORMATION

**NOTICE OF INTENTION TO DEFEND**

Print Name:	Citation/Case No.:
-------------	--------------------

Address:

Date: Defendant's Signature

AGENCY

Baltimore County, Maryland  
Department of Permits and Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

In the Matter of

Civil Citation No. 01-7193

Michael Dailey  
Brenda Dailey

1211 Ridgeshire Road

Respondents

FINDINGS OF FACT AND CONCLUSIONS OF LAW

FINAL ORDER OF THE CODE ENFORCEMENT HEARING OFFICER

This matter came before the Code Enforcement Hearing Officer for the Department of Permits and Development Management on 24 January 2002, for a hearing on a citation for violations under the Baltimore County Code for building without a permit and required inspections on residential property located at 1211 Ridgeshire Road.

On 26 November 2001, pursuant to §1-7(d), Baltimore County Code, a code enforcement citation was issued. The citation was legally served on the Respondents.

The citation described the violations as follows: Baltimore County Code, §7-36(b)(2); BOCA 1996, §107.1; 113.2, failure to obtain building permit for deck on side/rear of house, failure to obtain required inspections.

Further, the citation proposed a civil penalty of \$3600 to be assessed. A code enforcement hearing date was scheduled for 24 January 2002. Michael Dailey, one of the Respondents appeared and testified. Testimony and evidence shows that the Respondents have applied for a permit. Because of set back requirements the Respondents must get a variance of the set back regulations. The variance process requires a hearing by the Zoning Commissioner. The Respondents need additional time, to have the variance hearing.

IT IS ORDERED by the Code Enforcement Hearing Officer, this **28** day of January 2002 that a civil penalty be imposed in the amount of \$1000.

IT IS FURTHER ORDERED that the civil penalty in the amount of \$1000 shall be suspended on condition the Respondents obtain a valid building permit for the deck on or before 1 June 2002. If the Respondents fail to obtain a valid building permit, then the civil penalty imposed shall be \$1000.

IT IS FURTHER ORDERED that in the event that the Respondents fail to obtain a valid building permit for the deck then the Respondents shall be required to remove the deck or reconstruct the same with a valid building permit.

IT IS FURTHER ORDERED that the inspector inspect the property to determine whether the violations have been corrected.

Signed:   
Stanley J. Schapiro  
Code Enforcement Hearing Officer

The violator is advised that pursuant to §1-7(g)(1), Baltimore County Code, an appeal to the Baltimore County Board of Appeals may be taken within fifteen (15) days after the date of a final Order. §1-7(g)(2) requires the filing of a petition setting forth the grounds for appeal and a filing fee of \$150. The appellant is urged to read the requirements for the appeal petition. Security in the amount of the civil penalty must be posted with the Director.



# CODE ENFORCEMENT REPORT

NCF

DATE: 11/9/01 INTAKE BY: EB CASE #: 01-7193 INSPEC: 15

COMPLAINT LOCATION: 1211 Ridgecreek

ZIP CODE: 21222 DIST: 15

COMPLAINANT NAME: Mrs. A. Nelson PHONE #: (H) 294-8973 (W) \_\_\_\_\_

ADDRESS: 1209 Ridgecreek Rd ZIP CODE: \_\_\_\_\_

PROBLEM: Building Deck w/o Permit & Rear - Extending Over To Neighbors Property

IS THIS A RENTAL UNIT? YES \_\_\_\_\_ NO \_\_\_\_\_  
IF YES, IS THIS SECTION 8? YES \_\_\_\_\_ NO \_\_\_\_\_

OWNER/TENANT INFORMATION: \_\_\_\_\_

TAX ACCOUNT #: 12 19 077590 ZONING: \_\_\_\_\_

INSPECTION: 11/9/01 - Visit Site. Issued Stop W.O. to Obtain Permit For Deck on Side of House. Notified Complainant By Message of Action Taken. Recheck 11/20/01 Len May

REINSPECTION: Violated 2-309 H

REINSPECTION: \_\_\_\_\_

REINSPECTION: \_\_\_\_\_

RA1001B

DATE: 11/08/2001

## STANDARD ASSESSMENT INQUIRY (1)

TIME: 13:24:01

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
12 19 077590	12	3-3	04-00	H	NO		09/25/01
DAILEY MICHAEL R				DESC-1.. IMPS			
DAILEY BRENDA J				DESC-2.. HILLSHIRE			
1211 RIDGESHIRE RD				PREMISE. 01211 RIDGESHIRE		RD	

00000-0000

BALTIMORE

MD 21222-1205 FORMER OWNER: STUMPF SHARON S

----- FCV -----		----- PHASED IN -----	
PRIOR	PROPOSED	CURR	CURR
LAND: 33,050	33,050	FCV	ASSESS
IMPV: 121,830	135,570	TOTAL.. 168,620	168,620
TOTL: 154,880	168,620	PREF... 0	0
PREF: 0	0	CURT... 168,620	168,620
CURT: 154,880	168,620	EXEMPT.	0
DATE: 10/96	10/99		0

----- TAXABLE BASIS -----		FM DATE
02/03 ASSESS:	168,620	08/10/01
01/02 ASSESS:	164,040	06/01/01
00/01 ASSESS:	63,780	06/01/00

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

# Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1211 RIDGESHIRE ROAD

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Hillshire

plat book# 27 folio# 82 lot# 6 section#

OWNER: Michael & Brenda Dailey

**RIDGESHIRE ROAD**  
( 50 FT. WIDE )

TO HILLSHIRE ROAD N 01 ° 21' 47" E 550'

Joe and Francis Antkowiak

Existing Dwel.  
no. 1213

Existing Dwel.  
no. 1211

DECK

25 FT.  
BUILDING  
SETBACK  
LINE

Concrete Drive

Existing Dwel.  
no. 1209

Enclosed Porch

Ann Nelson

LOT 7

LOT 6

LOT 5

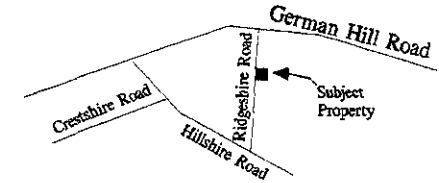


North

date: 12/4/01  
prepared by: MRD

Scale of Drawing: 1" = 20'

15 FT.  
DRAINAGE  
UTIL. EASMT



Vicinity Map  
scale: 1" = 1000'

## LOCATION INFORMATION

Election District: 12th

Councilmanic District: 7th

1" = 200' scale map#: SE 2-E

Zoning: D.R. -5.5

Lot size: \_\_\_\_\_ acreage 6050.0 square feet

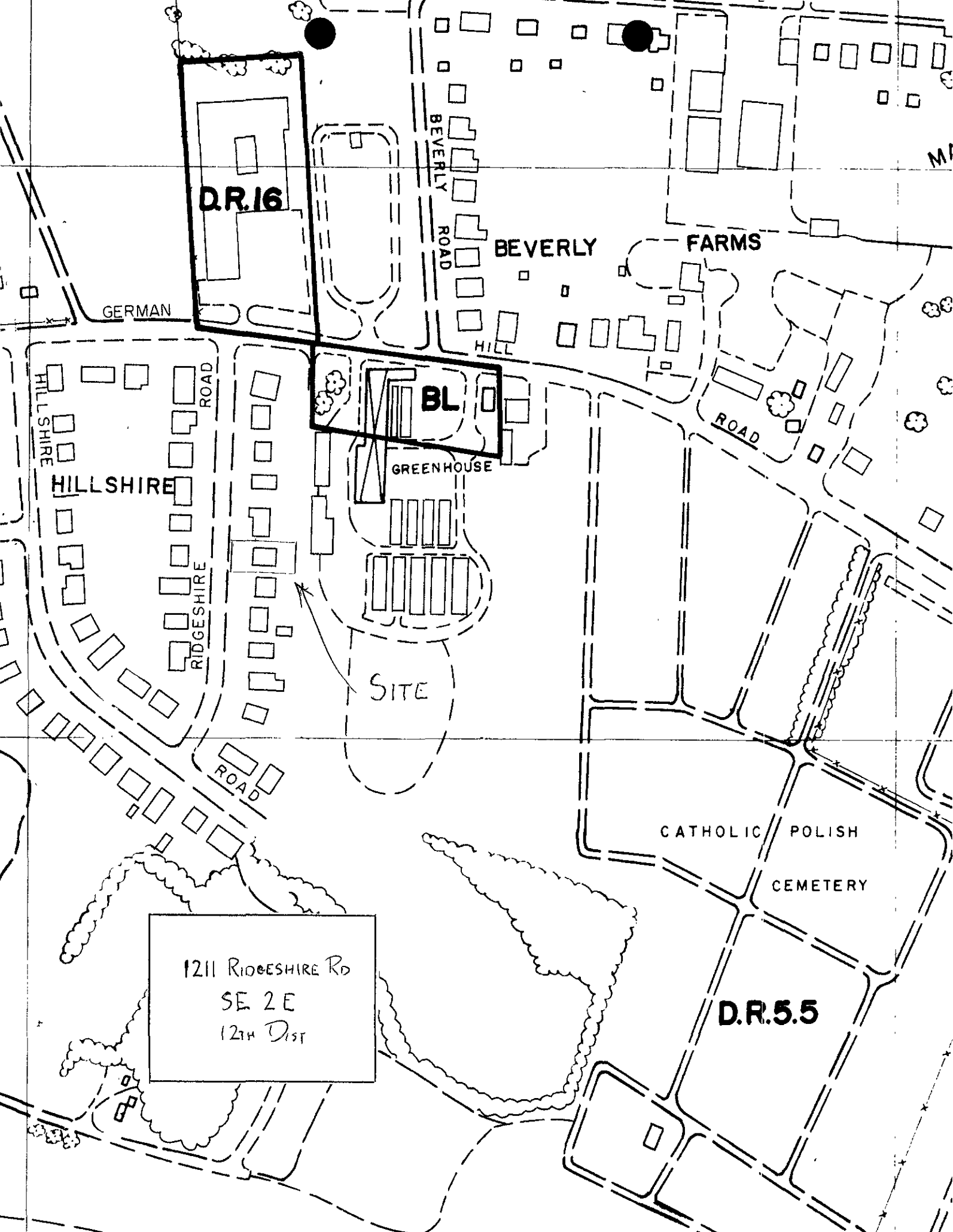
	public	private
SEWER:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WATER:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	yes	no
Chesapeake Bay Critical Area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Prior Zoning Hearings: None

Violation: 01-7193 : Lew Mayer

## Zoning Office USE ONLY !

Reviewed by: BR	ITEM #: 308	CASE #: 02-308-14
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**D.R.16**

**BL**

GREENHOUSE

SITE

BEVERLY

FARMS

GERMAN

HILLSHIRE

CATHOLIC

POLISH

CEMETERY

1211 RIDGESHIRE RD  
SE 2 E  
12TH DIST

**D.R.5.5**